HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2011

Montréal Metropolitan Area Housing Starts in February 2011

The results of the latest starts survey conducted in February 2011 by Canada Mortgage and Housing Corporation (CMHC) show that 962 dwellings were started in the Montréal census metropolitan area (CMA) during this month, compared to 1,182 in February 2010.

The 19-per-cent drop in starts marked the fourth straight monthly decrease in residential construction in the Montréal area. The recent trend in residential construction reflects a decline in demand for new housing, which is in line with our scenario that starts will fall in 2011. For the year, we forecast a decrease of 7 per cent.

Most market segments showed decreases in activity. In fact, only rental

Figure 1

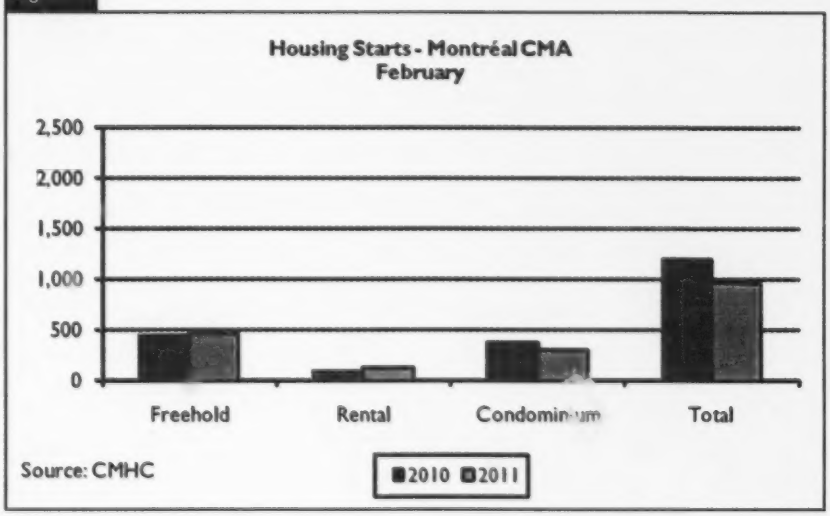


Table of Contents

1 Montréal Metropolitan Area Housing Starts in February 2011

3 Map - Montreal CMA

5 Report Tables

25 Methodology

25 Definitions

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

housing construction rose this past month (+45 per cent). However, the decline was particularly significant in the case of condominiums (-22 per cent). After having set a record in 2010 and supported residential construction in recent months, the condominium segment registered the lowest volume of starts for a month of February since the early 2000s. While this market segment should experience a decline in 2011, condominiums will once again account for a considerable share of residential construction. As for freehold homes, single-detached housing starts recorded another drop (-4 per cent), while semi-detached and row home building posted a gain (+28 per cent).

A review of the geographic sectors reveals that the decrease in activity was pronounced on the Island of Montréal (-56 per cent). Foundations were laid for very few condominiums (26 units) and rental dwellings (0) on the Island in February. Housing starts also fell in the South Crown (-14 per cent), a decrease due to declines in freehold home building (-26 per cent). Only the North Crown posted a gain in starts (+15 per cent), notably on account of the strong increase in condominium activity (+80 per cent), which was attributable to the start of construction on a few mid-sized projects in Laval and on the North Shore. This past month, more than half of all new condominiums were started in the North Crown. Lastly, activity was stable in Vaudreuil-Soulanges (0 per cent).

During the first two months of the year, housing starts fell by 28 per cent from the same period in 2010. The greatest decrease in activity was recorded in the rental housing segment (-38 per cent). Declines in starts were also registered for freehold homes (-25 per cent) and condominiums (-12 per cent).

Job market

This past February, the Montréal job market posted growth for the first time since June 2010, as the number of jobs[2] rose by 0.9 per cent over the previous month. The unemployment rate, for its part, fell for a third straight month, reaching 8.1 per cent. This was in fact the lowest level observed in the Montréal CMA since January 2009.

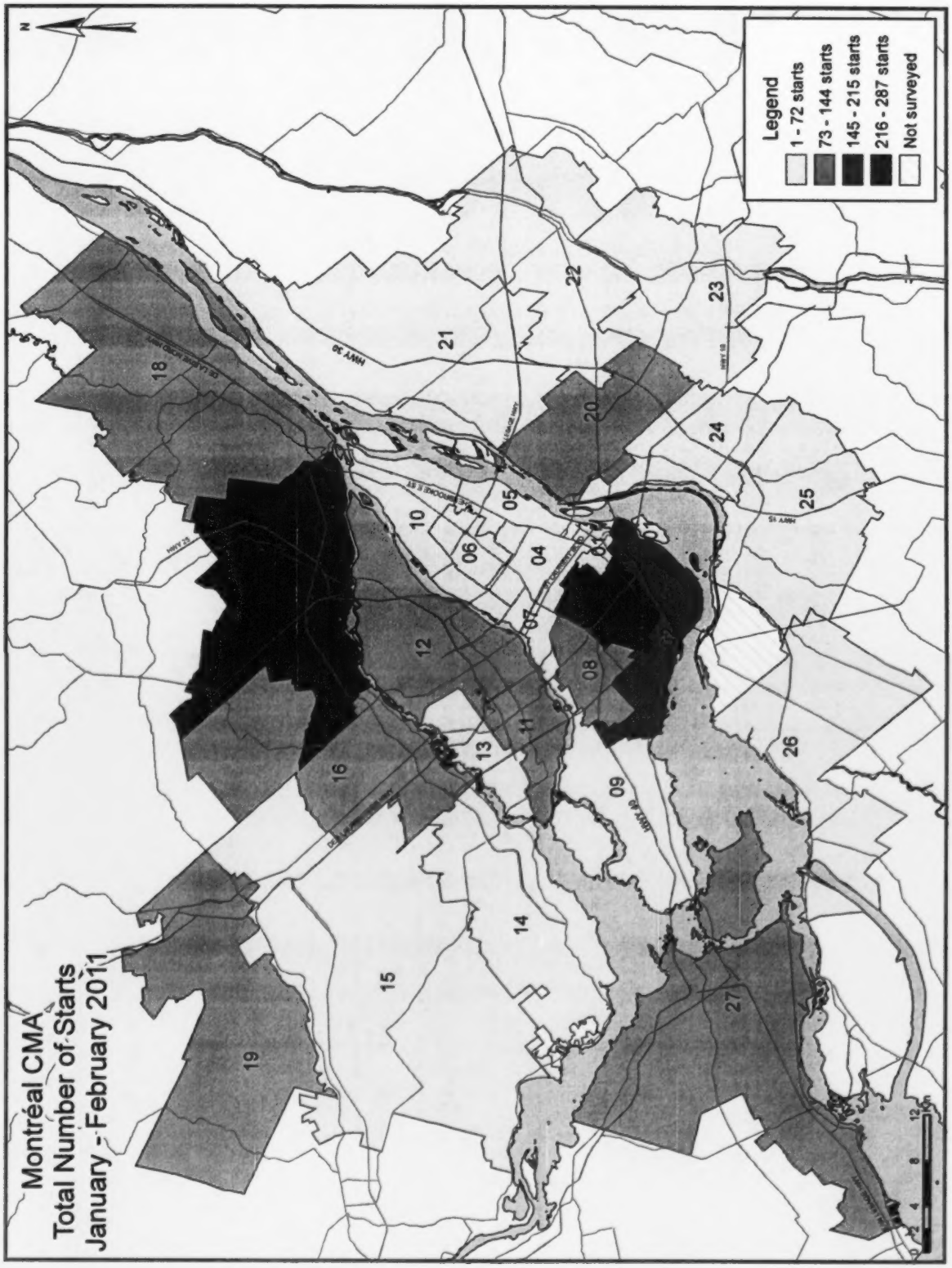
In the last 12 months, the Montréal labour market registered a net gain of some 41,000 jobs[3].

---

[1] In this report, the data presented on the rental segment exclude co-operative housing starts. It should be noted that co-operative housing starts fell from 294 units in February 2010 to 91 in February 2011.

[2] Seasonally adjusted rate

[3] 12-month moving average


Montréal CMA
Total Number of Starts
January - February 2011
Legend
1 - 72 starts
73 - 144 starts
145 - 215 starts
216 - 287 starts
Not surveyed
N
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2011	284	68	108	0	7	284	0	120	962
February 2010	296	52	85	0	7	365	0	83	1,182
% Change	-4.1	30.8	27.1	n/a	0.0	-22.2	n/a	44.6	-18.6
Year-to-date 2011	479	108	139	0	10	1,027	0	287	2,141
Year-to-date 2010	620	138	204	0	40	1,132	0	466	2,968
% Change	-22.7	-21.7	-31.9	n/a	-75.0	-9.3	n/a	-38.4	-27.9
UNDER CONSTRUCTION									
February 2011	1,859	538	718	0	71	9,182	0	1,872	14,474
February 2010	2,203	456	689	0	198	6,300	0	2,794	13,364
% Change	-15.6	18.0	4.2	n/a	-64.1	45.7	n/a	-33.0	8.3
COMPLETIONS									
February 2011	295	54	73	0	29	385	0	66	1,086
February 2010	281	40	52	0	25	362	0	98	888
% Change	5.0	35.0	40.4	n/a	16.0	6.4	n/a	-32.7	22.3
Year-to-date 2011	695	192	150	0	29	708	0	206	2,440
Year-to-date 2010	737	114	122	0	39	769	0	476	2,297
% Change	-5.7	68.4	23.0	n/a	-25.6	-7.9	n/a	-56.7	6.2
COMPLETED & NOT ABSORBED									
February 2011	452	189	184	0	42	1,150	0	1,341	3,358
February 2010	488	165	184	0	34	1,453	4	2,072	4,400
% Change	-7.4	14.5	0.0	n/a	23.5	-20.9	-100.0	-35.3	-23.7
ABSORBED									
February 2011	295	59	74	0	18	396	0	159	1,001
February 2010	278	46	44	0	26	449	0	224	1,067
% Change	6.1	28.3	68.2	n/a	-30.8	-11.8	n/a	-29.0	-6.2
Year-to-date 2011	693	165	137	0	20	670	0	332	2,017
Year-to-date 2010	760	117	123	0	43	1,009	2	548	2,602
% Change	-8.8	41.0	11.4	n/a	-53.5	-33.6	-100.0	-39.4	-22.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
February 2011	13	10	58	0	0	26	0	0	198
February 2010	24	0	2	0	3	197	0	0	449
Laval									
February 2011	32	24	14	0	0	75	0	26	171
February 2010	39	0	0	0	0	20	0	21	80
Rive-Nord									
February 2011	148	8	34	0	0	94	0	34	318
February 2010	142	14	60	0	0	74	0	56	346
Rive-Sud									
February 2011	62	20	2	0	7	57	0	57	205
February 2010	71	32	11	0	4	42	0	6	237
Vaudreuil-Soulanges									
February 2011	29	6	0	0	0	32	0	3	70
February 2010	20	6	12	0	0	32	0	0	70
Montréal CMA									
February 2011	284	68	108	0	7	284	0	120	962
February 2010	296	52	85	0	7	365	0	83	1,182
UNDER CONSTRUCTION									
Île de Montréal									
February 2011	179	110	157	0	8	5,130	0	455	6,273
February 2010	197	72	137	0	109	3,181	0	388	4,632
Laval									
February 2011	217	68	106	0	0	782	0	435	1,608
February 2010	332	60	54	0	8	773	0	477	1,748
Rive-Nord									
February 2011	751	98	303	0	6	1,052	0	456	2,666
February 2010	871	86	334	0	8	724	0	463	2,486
Rive-Sud									
February 2011	533	246	123	0	57	1,974	0	514	3,447
February 2010	577	218	126	0	53	1,367	0	1,205	3,678
Vaudreuil-Soulanges									
February 2011	179	16	29	0	0	244	0	12	480
February 2010	226	20	38	0	20	255	0	261	820
Montréal CMA									
February 2011	1,859	538	718	0	71	9,182	0	1,872	14,474
February 2010	2,203	456	689	0	198	6,300	0	2,794	13,364

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
February 2011	25	12	30	0	0	266	0	15	461
February 2010	17	0	0	0	25	91	0	0	133
Laval									
February 2011	31	2	5	0	0	23	0	15	76
February 2010	43	16	17	0	0	12	0	22	110
Rive-Nord									
February 2011	118	6	31	0	0	30	0	30	215
February 2010	124	10	18	0	0	85	0	50	317
Rive-Sud									
February 2011	77	32	7	0	29	50	0	6	272
February 2010	70	14	3	0	0	150	0	20	257
Vaudreuil-Soulanges									
February 2011	44	2	0	0	0	16	0	0	62
February 2010	27	0	14	0	0	24	0	6	71
Montréal CMA									
February 2011	295	54	73	0	29	385	0	66	1,086
February 2010	281	40	52	0	25	362	0	98	888
COMPLETED & NOT ABSORBED									
Île de Montréal									
February 2011	25	26	29	0	3	209	0	553	845
February 2010	33	27	41	0	21	489	0	715	1,326
Laval									
February 2011	56	7	30	0	1	283	0	297	674
February 2010	71	12	47	0	0	288	0	677	1,095
Rive-Nord									
February 2011	212	41	86	0	0	313	0	172	824
February 2010	246	36	69	0	2	262	0	466	1,081
Rive-Sud									
February 2011	127	109	24	0	38	296	0	307	901
February 2010	97	82	19	0	11	378	0	211	798
Vaudreuil-Soulanges									
February 2011	32	6	15	0	0	49	0	12	114
February 2010	41	8	8	0	0	36	4	3	100
Montréal CMA									
February 2011	452	189	184	0	42	1,150	0	1,341	3,358
February 2010	488	165	184	0	34	1,453	4	2,072	4,400

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
February 2011	32	16	25	0	0	210	0	6	289
February 2010	25	3	4	0	24	176	0	13	245
Laval									
February 2011	24	1	7	0	0	52	0	65	149
February 2010	31	19	6	0	0	38	0	30	124
Rive-Nord									
February 2011	108	7	29	0	0	57	0	71	272
February 2010	124	6	17	0	0	72	0	59	278
Rive-Sud									
February 2011	74	35	6	0	18	55	0	17	205
February 2010	69	16	6	0	2	145	0	112	350
Vaudreuil-Soulanges									
February 2011	57	0	7	0	0	22	0	0	86
February 2010	29	2	11	0	0	18	0	10	70
Montréal CMA									
February 2011	295	59	74	0	18	396	0	159	1,001
February 2010	278	46	44	0	26	449	0	224	1,067

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type February 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Zone 1	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 2	0	2	0	0	0	0	94	30	94	32	193.8
Zone 3	0	1	0	0	0	0	8	0	8	1	**
Zone 4	0	0	0	0	0	0	12	28	12	28	-57.1
Zone 5	0	0	0	0	0	0	3	8	3	8	-62.5
Zone 6	0	0	0	0	0	0	0	119	0	119	-100.0
Zone 7	0	0	0	0	0	0	0	223	0	223	-100.0
Zone 8	1	0	0	0	58	0	0	0	59	0	n/a
Zone 9	6	17	6	0	0	3	0	14	12	34	-64.7
Zone 10	6	3	4	0	0	0	0	0	10	3	**
Zone 11	8	15	2	0	0	0	42	29	52	44	18.2
Zone 12	7	8	0	0	4	0	59	12	70	20	**
Zone 13	17	16	22	0	10	0	0	0	49	16	**
Zone 14	14	17	0	0	0	3	6	9	20	29	-31.0
Zone 15	10	6	0	2	0	12	24	27	34	47	-27.7
Zone 16	8	15	2	0	0	20	16	42	26	77	-66.2
Zone 17	49	37	2	0	6	3	78	34	135	74	82.4
Zone 18	43	45	4	8	0	0	12	32	59	85	-30.6
Zone 19	24	22	0	4	0	0	20	8	44	34	29.4
Zone 20	17	7	2	2	0	0	68	3	87	12	**
Zone 21	3	23	10	22	0	0	16	0	29	45	-35.6
Zone 22	8	5	0	0	4	4	6	18	18	27	-33.3
Zone 23	8	6	0	4	0	0	0	0	8	10	-20.0
Zone 24	10	7	4	0	3	0	14	0	31	7	**
Zone 25	2	3	2	2	0	11	12	13	16	29	-44.8
Zone 26	14	20	2	2	0	0	0	85	16	107	-85.0
Zone 27	29	20	6	6	0	12	35	32	70	70	0.0
Montréal CMA	284	296	68	52	85	68	525	766	962	1,182	-18.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Zone 1	0	1	0	0	0	0	4	55	4	56	-92.9
Zone 2	5	2	2	0	12	23	139	84	158	109	45.0
Zone 3	1	4	0	0	0	0	274	3	275	7	**
Zone 4	0	0	0	0	0	0	56	56	56	56	0.0
Zone 5	0	0	2	0	0	13	22	43	24	56	-57.1
Zone 6	1	1	0	0	0	8	0	119	1	128	-99.2
Zone 7	2	0	0	0	0	0	24	223	26	223	-88.3
Zone 8	3	1	0	0	58	27	57	90	118	118	0.0
Zone 9	8	21	6	0	0	3	0	34	14	58	-75.9
Zone 10	15	11	20	12	0	0	0	0	35	23	52.2
Zone 11	14	27	4	0	0	0	62	32	80	59	35.6
Zone 12	16	20	0	0	12	0	59	12	87	32	171.9
Zone 13	29	26	24	4	10	0	8	3	71	33	115.2
Zone 14	19	33	2	2	0	3	6	33	27	71	-62.0
Zone 15	11	21	0	2	0	12	48	43	59	78	-24.4
Zone 16	17	19	2	0	0	20	54	48	73	87	-16.1
Zone 17	63	72	2	2	6	14	216	138	287	226	27.0
Zone 18	56	74	8	20	3	0	65	58	132	152	-13.2
Zone 19	39	44	0	6	0	0	38	69	77	119	-35.3
Zone 20	27	26	2	8	0	0	110	22	139	56	148.2
Zone 21	8	43	10	32	0	0	41	38	59	113	-47.8
Zone 22	26	27	0	2	7	33	18	56	51	118	-56.8
Zone 23	25	14	2	10	0	0	9	0	36	24	50.0
Zone 24	13	16	4	12	3	3	41	498	61	529	-88.5
Zone 25	5	6	6	4	0	14	41	57	52	81	-35.8
Zone 26	23	45	6	8	0	0	16	145	45	198	-77.3
Zone 27	53	66	6	14	0	16	35	62	94	158	-40.5
Montreal CMA	479	620	108	138	111	189	1,443	2,021	2,141	2,968	-27.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market February 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	3	30	0	0
Zone 3	0	0	0	0	8	0	0	0
Zone 4	0	0	0	0	12	28	0	0
Zone 5	0	0	0	0	3	8	0	0
Zone 6	0	0	0	0	0	119	0	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	58	0	0	0	0	0	0	0
Zone 9	0	3	0	0	0	14	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	42	8	0	21
Zone 12	4	0	0	0	33	12	26	0
Zone 13	10	0	0	0	0	0	0	0
Zone 14	0	3	0	0	0	0	6	9
Zone 15	0	12	0	0	14	18	10	9
Zone 16	0	20	0	0	16	20	0	22
Zone 17	6	3	0	0	72	18	6	16
Zone 18	0	0	0	0	0	32	12	0
Zone 19	0	0	0	0	20	8	0	0
Zone 20	0	0	0	0	11	3	57	0
Zone 21	0	0	0	0	16	0	0	0
Zone 22	4	4	0	0	6	18	0	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	3	0	0	0	14	0	0	0
Zone 25	0	11	0	0	12	13	0	0
Zone 26	0	0	0	0	0	8	0	6
Zone 27	0	12	0	0	32	32	3	0
Montréal CMA	85	68	0	0	314	389	120	83

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Zone 1	0	0	0	0	4	0	0	6
Zone 2	12	23	0	0	48	84	0	0
Zone 3	0	0	0	0	274	3	0	0
Zone 4	0	0	0	0	52	56	4	0
Zone 5	0	13	0	0	22	34	0	9
Zone 6	0	8	0	0	0	119	0	0
Zone 7	0	0	0	0	24	0	0	0
Zone 8	58	27	0	0	57	90	0	0
Zone 9	0	3	0	0	0	34	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	62	8	0	24
Zone 12	12	0	0	0	33	12	26	0
Zone 13	10	0	0	0	5	3	3	0
Zone 14	0	3	0	0	0	18	6	15
Zone 15	0	12	0	0	32	34	16	9
Zone 16	0	20	0	0	30	26	24	22
Zone 17	6	14	0	0	104	114	112	24
Zone 18	3	0	0	0	53	40	12	18
Zone 19	0	0	0	0	32	58	6	11
Zone 20	0	0	0	0	50	22	60	0
Zone 21	0	0	0	0	41	32	0	6
Zone 22	7	8	0	0	14	53	4	3
Zone 23	0	0	0	0	6	0	3	0
Zone 24	3	3	0	0	33	235	8	263
Zone 25	0	14	0	0	41	57	0	0
Zone 26	0	0	0	0	16	32	0	42
Zone 27	0	16	0	0	32	48	3	14
Montréal CMA	111	164	0	0	1,065	1,212	287	466

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Zone 1	0	1	0	0	0	0	0	1
Zone 2	0	2	3	30	0	0	94	32
Zone 3	0	1	8	0	0	0	8	1
Zone 4	0	0	12	28	0	0	12	28
Zone 5	0	0	3	8	0	0	3	8
Zone 6	0	0	0	119	0	0	0	119
Zone 7	0	0	0	0	0	0	0	223
Zone 8	59	0	0	0	0	0	59	0
Zone 9	12	19	0	15	0	0	12	34
Zone 10	10	3	0	0	0	0	10	3
Zone 11	10	15	42	8	0	21	52	44
Zone 12	11	8	33	12	26	0	70	20
Zone 13	49	16	0	0	0	0	49	16
Zone 14	14	20	0	0	6	9	20	29
Zone 15	24	32	0	6	10	9	34	47
Zone 16	12	43	14	12	0	22	26	77
Zone 17	67	40	62	18	6	16	135	74
Zone 18	47	53	0	32	12	0	59	85
Zone 19	26	28	18	6	0	0	44	34
Zone 20	21	9	9	3	57	0	87	12
Zone 21	13	45	16	0	0	0	29	45
Zone 22	8	5	10	22	0	0	18	27
Zone 23	8	10	0	0	0	0	8	10
Zone 24	14	7	17	0	0	0	31	7
Zone 25	4	16	12	13	0	0	16	29
Zone 26	16	22	0	8	0	6	16	107
Zone 27	35	38	32	32	3	0	70	70
Montréal CMA	460	433	291	372	120	83	962	1,182

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Zone 1	0	1	4	0	0	6	4	56
Zone 2	19	18	48	91	0	0	158	109
Zone 3	1	4	274	3	0	0	275	7
Zone 4	0	0	52	56	4	0	56	56
Zone 5	2	8	22	39	0	9	24	56
Zone 6	1	9	0	119	0	0	1	128
Zone 7	2	0	24	0	0	0	26	223
Zone 8	61	11	57	107	0	0	118	118
Zone 9	14	23	0	35	0	0	14	58
Zone 10	35	23	0	0	0	0	35	23
Zone 11	18	27	62	8	0	24	80	59
Zone 12	28	20	33	12	26	0	87	32
Zone 13	63	30	5	3	3	0	71	33
Zone 14	21	38	0	18	6	15	27	71
Zone 15	27	63	16	6	16	9	59	78
Zone 16	21	53	28	12	24	22	73	87
Zone 17	81	104	94	98	112	24	287	226
Zone 18	69	96	51	38	12	18	132	152
Zone 19	43	66	28	42	6	11	77	119
Zone 20	31	36	48	20	60	0	139	56
Zone 21	18	75	41	32	0	6	59	113
Zone 22	28	29	19	61	4	3	51	118
Zone 23	27	24	6	0	3	0	36	24
Zone 24	17	31	36	235	8	263	61	529
Zone 25	11	24	41	57	0	0	52	81
Zone 26	29	53	16	32	0	42	45	198
Zone 27	59	96	32	48	3	14	94	158
Montreal CMA	726	962	1,037	1,172	287	466	2,141	2,968

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type February 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Zone 1	1	0	0	0	0	0	59	0	60	0	n/a
Zone 2	0	3	2	0	8	0	18	36	28	39	-28.2
Zone 3	2	0	0	0	0	0	0	0	2	0	n/a
Zone 4	0	0	0	0	4	0	97	0	101	0	n/a
Zone 5	0	0	0	0	0	12	24	22	24	34	-29.4
Zone 6	3	0	0	0	0	0	0	0	3	0	n/a
Zone 7	2	0	0	0	0	0	114	0	116	0	n/a
Zone 8	2	2	0	0	14	13	42	0	58	15	**
Zone 9	8	10	2	0	0	0	32	12	42	22	90.9
Zone 10	7	2	8	0	0	0	12	21	27	23	17.4
Zone 11	12	15	2	2	0	4	22	34	36	55	-34.5
Zone 12	9	8	0	8	5	13	8	0	22	29	-24.1
Zone 13	10	20	0	6	0	0	8	0	18	26	-30.8
Zone 14	14	18	2	2	0	0	9	21	25	41	-39.0
Zone 15	12	18	0	0	6	0	11	18	29	36	-19.4
Zone 16	12	11	0	4	5	4	20	60	37	79	-53.2
Zone 17	23	33	0	0	8	0	14	41	45	74	-39.2
Zone 18	31	19	4	4	0	0	2	21	37	44	-15.9
Zone 19	26	25	0	0	0	0	16	18	42	43	-2.3
Zone 20	10	7	0	0	3	0	26	85	39	92	-57.6
Zone 21	12	13	12	2	4	0	6	12	34	27	25.9
Zone 22	8	9	2	2	0	3	14	12	24	26	-7.7
Zone 23	14	7	2	2	0	0	0	8	16	17	-5.9
Zone 24	15	9	6	0	0	0	5	39	26	48	-45.8
Zone 25	5	12	6	4	25	0	9	0	45	16	181.3
Zone 26	13	13	4	4	0	0	71	14	88	31	183.9
Zone 27	44	27	2	0	0	14	16	30	62	71	-12.7
Montréal CMA	295	281	54	40	82	63	655	504	1,086	888	22.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Zone 1	1	0	0	4	0	0	59	0	60	4	**
Zone 2	5	3	2	0	8	6	24	66	39	75	-48.0
Zone 3	3	1	0	0	0	0	0	0	3	1	200.0
Zone 4	0	0	0	0	4	0	171	139	175	139	25.9
Zone 5	0	0	4	0	0	12	32	106	36	118	-69.5
Zone 6	4	3	0	0	0	0	0	0	4	3	33.3
Zone 7	2	1	0	0	0	0	337	22	339	23	**
Zone 8	5	6	0	2	14	21	42	8	61	37	64.9
Zone 9	13	24	2	4	0	0	77	22	92	50	84.0
Zone 10	12	11	20	4	0	0	14	36	46	51	-9.8
Zone 11	26	30	4	2	8	8	42	91	80	131	-38.9
Zone 12	18	30	0	16	5	13	24	105	47	164	-71.3
Zone 13	33	48	6	8	0	0	26	5	65	61	6.6
Zone 14	23	41	4	2	0	0	15	21	42	64	-34.4
Zone 15	23	33	0	0	6	0	43	38	72	71	1.4
Zone 16	47	26	4	6	11	9	85	139	147	180	-18.3
Zone 17	50	78	0	0	8	12	72	53	130	143	-9.1
Zone 18	52	53	6	10	0	0	16	30	74	93	-20.4
Zone 19	56	57	0	0	0	0	23	44	79	101	-21.8
Zone 20	41	30	16	2	9	0	79	114	145	146	-0.7
Zone 21	30	31	34	8	4	0	36	22	104	61	70.5
Zone 22	38	37	4	8	7	9	20	56	69	110	-37.3
Zone 23	29	38	8	8	0	0	8	29	45	75	-40.0
Zone 24	43	29	48	4	0	0	29	102	120	135	-11.1
Zone 25	7	26	18	10	25	9	9	14	59	59	0.0
Zone 26	39	47	6	14	0	0	113	14	158	75	110.7
Zone 27	95	54	6	2	8	18	40	53	149	127	17.3
Montréal CMA	695	737	192	114	117	117	1,436	1,329	2,440	2,297	6.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Zone 1	0	0	0	0	59	0	0	0
Zone 2	8	0	0	0	15	36	3	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	4	0	0	0	97	0	0	0
Zone 5	0	12	0	0	8	22	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	17	0	0	0
Zone 8	14	13	0	0	42	0	0	0
Zone 9	0	0	0	0	32	12	0	0
Zone 10	0	0	0	0	0	21	12	0
Zone 11	0	4	0	0	13	12	9	22
Zone 12	5	13	0	0	5	0	3	0
Zone 13	0	0	0	0	5	0	3	0
Zone 14	0	0	0	0	0	6	9	15
Zone 15	6	0	0	0	4	12	7	6
Zone 16	5	4	0	0	6	18	14	12
Zone 17	8	0	0	0	14	30	0	11
Zone 18	0	0	0	0	2	21	0	0
Zone 19	0	0	0	0	16	12	0	6
Zone 20	3	0	0	0	20	73	6	12
Zone 21	4	0	0	0	6	12	0	0
Zone 22	0	3	0	0	14	12	0	0
Zone 23	0	0	0	0	0	0	0	8
Zone 24	0	0	0	0	5	39	0	0
Zone 25	25	0	0	0	9	0	0	0
Zone 26	0	0	0	0	0	14	0	0
Zone 27	0	14	0	0	16	24	0	6
Montréal CMA	82	63	0	0	405	376	66	98

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Zone 1	0	0	0	0	59	0	0	0
Zone 2	8	6	0	0	21	66	3	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	4	0	0	0	102	67	16	72
Zone 5	0	12	0	0	16	36	0	70
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	17	19	0	3
Zone 8	14	21	0	0	42	8	0	0
Zone 9	0	0	0	0	77	12	0	0
Zone 10	0	0	0	0	2	29	12	7
Zone 11	8	8	0	0	33	48	9	43
Zone 12	5	13	0	0	5	0	19	105
Zone 13	0	0	0	0	20	5	6	0
Zone 14	0	0	0	0	6	6	9	15
Zone 15	6	0	0	0	36	32	7	6
Zone 16	11	9	0	0	32	70	53	39
Zone 17	8	12	0	0	72	39	0	14
Zone 18	0	0	0	0	6	21	10	9
Zone 19	0	0	0	0	20	14	3	30
Zone 20	9	0	0	0	56	90	23	24
Zone 21	4	0	0	0	36	20	0	2
Zone 22	7	9	0	0	20	53	0	3
Zone 23	0	0	0	0	2	13	6	16
Zone 24	0	0	0	0	29	93	0	9
Zone 25	25	9	0	0	9	14	0	0
Zone 26	0	0	0	0	12	14	30	0
Zone 27	8	18	0	0	40	44	0	9
Montréal CMA	117	117	0	0	770	813	206	476

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Zone 1	1	0	59	0	0	0	60	0
Zone 2	14	3	11	36	3	0	28	39
Zone 3	2	0	0	0	0	0	2	0
Zone 4	4	0	97	0	0	0	101	0
Zone 5	0	0	8	34	0	0	24	34
Zone 6	3	0	0	0	0	0	3	0
Zone 7	2	0	17	0	0	0	116	0
Zone 8	16	2	42	13	0	0	58	15
Zone 9	10	10	32	12	0	0	42	22
Zone 10	15	2	0	21	12	0	27	23
Zone 11	14	21	13	12	9	22	36	55
Zone 12	14	29	5	0	3	0	22	29
Zone 13	10	26	5	0	3	0	18	26
Zone 14	16	20	0	6	9	15	25	41
Zone 15	22	30	0	0	7	6	29	36
Zone 16	17	19	6	18	14	12	37	79
Zone 17	33	35	12	28	0	11	45	74
Zone 18	37	23	0	21	0	0	37	44
Zone 19	30	25	12	12	0	6	42	43
Zone 20	17	7	16	73	6	12	39	92
Zone 21	24	15	10	12	0	0	34	27
Zone 22	10	14	14	12	0	0	24	26
Zone 23	16	9	0	0	0	8	16	17
Zone 24	21	9	5	39	0	0	26	48
Zone 25	11	16	34	0	0	0	45	16
Zone 26	17	17	0	14	0	0	88	31
Zone 27	46	41	16	24	0	6	62	71
Montreal CMA	422	373	414	387	66	98	1,086	888

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Zone 1	1	4	59	0	0	0	60	4
Zone 2	19	3	17	72	3	0	39	75
Zone 3	3	1	0	0	0	0	3	1
Zone 4	6	2	100	65	16	72	175	139
Zone 5	4	0	16	48	0	70	36	118
Zone 6	4	3	0	0	0	0	4	3
Zone 7	2	1	17	19	0	3	339	23
Zone 8	19	8	42	29	0	0	61	37
Zone 9	15	28	77	12	0	0	92	50
Zone 10	34	15	0	29	12	7	46	51
Zone 11	38	40	33	48	9	43	80	131
Zone 12	23	59	5	0	19	105	47	164
Zone 13	39	56	20	5	6	0	65	61
Zone 14	27	43	6	6	9	15	42	64
Zone 15	49	59	16	6	7	6	72	71
Zone 16	64	43	30	68	53	39	147	180
Zone 17	66	98	64	31	0	14	130	143
Zone 18	64	63	0	21	10	9	74	93
Zone 19	64	59	12	12	3	30	79	101
Zone 20	74	32	48	90	23	24	145	146
Zone 21	64	39	40	20	0	2	104	61
Zone 22	49	54	20	53	0	3	69	110
Zone 23	39	50	0	9	6	16	45	75
Zone 24	91	33	29	93	0	9	120	135
Zone 25	25	45	34	14	0	0	59	59
Zone 26	45	61	12	14	30	0	158	75
Zone 27	109	74	40	44	0	9	149	127
Montréal CMA	1,037	973	737	808	206	476	2,440	2,297

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
February 2011	0	0.0	1	5.0	6	30.0	5	25.0	8	40.0	20	413,713	484,266
February 2010	0	0.0	1	5.0	7	35.0	4	20.0	8	40.0	20	455,000	531,104
Year-to-date 2011	0	0.0	1	2.7	11	29.7	12	32.4	13	35.1	37	420,000	503,792
Year-to-date 2010	0	0.0	4	8.5	13	27.7	14	29.8	16	34.0	47	439,115	506,760
Laval													
February 2011	0	0.0	2	12.5	5	31.3	6	37.5	3	18.8	16	407,844	412,884
February 2010	0	0.0	6	25.0	8	33.3	4	16.7	6	25.0	24	382,500	400,875
Year-to-date 2011	2	3.1	10	15.4	22	33.8	13	20.0	18	27.7	65	384,913	417,699
Year-to-date 2010	0	0.0	10	10.5	31	32.6	22	23.2	32	33.7	95	403,000	439,789
North Shore													
February 2011	13	16.3	33	41.3	29	36.3	4	5.0	1	1.3	80	276,388	277,725
February 2010	8	8.2	33	34.0	41	42.3	9	9.3	6	6.2	97	320,000	330,328
Year-to-date 2011	21	12.5	79	47.0	48	28.6	10	6.0	10	6.0	168	273,302	295,448
Year-to-date 2010	8	3.5	87	37.8	96	41.7	26	11.3	13	5.7	230	321,789	334,028
South Shore													
February 2011	0	0.0	11	23.9	14	30.4	13	28.3	8	17.4	46	370,000	389,905
February 2010	3	7.0	13	30.2	16	37.2	6	14.0	5	11.6	43	326,302	352,656
Year-to-date 2011	1	0.6	50	32.1	55	35.3	30	19.2	20	12.8	156	335,000	373,003
Year-to-date 2010	20	11.9	70	41.7	43	25.6	22	13.1	13	7.7	168	284,587	314,811
Vaudreuil-Soulanges													
February 2011	14	29.8	5	10.6	16	34.0	8	17.0	4	8.5	47	325,000	318,359
February 2010	6	22.2	6	22.2	6	22.2	6	22.2	3	11.1	27	326,974	330,616
Year-to-date 2011	16	19.8	9	11.1	27	33.3	10	12.3	19	23.5	81	350,000	502,938
Year-to-date 2010	7	15.6	10	22.2	11	24.4	11	24.4	6	13.3	45	357,795	352,440
Montréal CMA													
February 2011	27	12.9	52	24.9	70	33.5	36	17.2	24	11.5	209	328,956	341,665
February 2010	17	8.1	59	28.0	78	37.0	29	13.7	28	13.3	211	340,000	361,970
Year-to-date 2011	40	7.9	149	29.4	163	32.1	75	14.8	80	15.8	507	330,000	383,338
Year-to-date 2010	35	6.0	181	30.9	194	33.2	95	16.2	80	13.7	585	345,000	360,978

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2011						
Submarket	Feb 2011	Feb 2010	% Change	YTD 2011	YTD 2010	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	--	--	n/a
Zone 9	--	447,917	n/a	431,636	462,434	-6.7
Zone 10	--	--	n/a	405,406	369,091	9.8
Zone 11	--	467,023	n/a	508,223	520,508	-2.4
Zone 12	--	--	n/a	454,281	491,909	-7.6
Zone 13	--	330,828	n/a	333,665	364,084	-8.4
Zone 14	--	307,500	n/a	290,979	318,750	-8.7
Zone 15	256,023	273,161	-6.3	276,742	314,023	-11.9
Zone 16	--	--	n/a	414,070	438,010	-5.5
Zone 17	309,742	334,247	-7.3	307,421	348,233	-11.7
Zone 18	275,811	400,000	-31.0	267,316	348,478	-23.3
Zone 19	231,346	250,606	-7.7	232,742	277,831	-16.2
Zone 20	--	--	n/a	348,499	300,000	16.2
Zone 21	--	--	n/a	350,799	326,640	7.4
Zone 22	--	--	n/a	376,034	340,906	10.3
Zone 23	--	--	n/a	301,316	228,333	32.0
Zone 24	471,839	--	n/a	489,767	434,367	12.8
Zone 25	--	--	n/a	--	345,402	n/a
Zone 26	--	--	n/a	270,597	261,268	3.6
Zone 27	318,359	330,616	-3.7	502,938	352,440	42.7
Montréal CMA	341,665	361,970	-5.6	383,338	360,978	6.2

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 6: Economic Indicators
February 2011

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	610	3.60	5.49	108.5	114.0	1,935	9.2	67.4	759
	February	604	3.60	5.39	108.8	114.2	1,944	9.2	67.7	757
	March	631	3.60	5.85	109.9	114.5	1,953	9.1	67.8	757
	April	655	3.80	6.25	109.9	114.8	1,958	9.0	67.9	754
	May	639	3.70	5.99	110.2	114.9	1,963	8.9	67.9	757
	June	633	3.60	5.89	110.4	114.8	1,974	8.5	67.9	756
	July	627	3.50	5.79	110.4	114.5	1,972	8.4	67.7	758
	August	604	3.30	5.39	110.6	114.5	1,968	8.4	67.5	760
	September	604	3.30	5.39	112.3	114.8	1,955	8.6	67.1	765
	October	598	3.20	5.29	112.5	115.3	1,953	8.6	67.0	771
	November	607	3.35	5.44	112.6	115.6	1,939	8.6	66.4	770
	December	592	3.35	5.19	112.3	115.8	1,936	8.5	66.1	773
2010	January	592	3.35	5.19	112.8	116.3	1,937	8.3	66.0	775
	February	607	3.50	5.44		116.5	1,954	8.1	66.3	778
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Housing Market Information - Monthly Housing Starts Tool

A tool to help you access monthly housing start data quickly and easily.
Share this tool or host it on your website. **Information at your fingertips!**

64159_2011_M03